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- Q. Were the land or the buildings being used for anything?
- A. There was no obvious use of them. It appeared as though the buildings were completely vacant and the land was virtually dormant insofar as farm usage is concerned.
- Q. Do you know what is the frontage on Ballenger Creek Road?
- A. Approximately 2,000 feet on Ballenger Creek Road.
- Q. Following your inspection and from your inspection, have you an opinion as to what the fair value of the property is?
- A. I have.
- Q. Will you state what that value is?
- A. The fair value of the property is approximately \$17,500.
- Q. Will you state what entered into your opinion as to that value of \$17,500?
- A. Well, the general lay of the land. That is to say topography; its proximity and its abutment to the State highway are obvious plus factors. The stream running through the property is also a plus factor. The minus factors are the poor condition of the buildings. By the same token there are about 70 acres of land, most of which is tillable, and in view of the general price for farm land in the area, I feel that this is a fair value of the property.
- Q. Do you feel that there is any potential development value in the near future?
- A. There is a potential. A reasonable near future, is in my opinion, not probable.
- Q. In your opinion is that tract of land of 70 acres susceptible to a division in kind?
- A. No. One of the reasons why is that the stream running through would give a lack of balance.
- Q. Is it your opinion that the property could not be fairly divided between the parties without loss to one or both of them?